

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING
MINUTES

March 12, 2009

Chairman T. Michalski called the meeting to order at 4:06 p.m. and roll was taken.

MEMBERS PRESENT: L. Spataro, T. Michalski, B. Mazade, B. Larson, B. Smith

MEMBERS ABSENT: S. Warmington, excused; T. Harryman, excused; B. Turnquist, excused; J. Aslakson, excused

STAFF PRESENT: L. Anguilm, D. Leafers

OTHERS PRESENT: D. Viening, DDBP LLC.

APPROVAL OF MINUTES

A motion that the minutes of the regular meeting of February 12, 2009 be approved, was made by L. Spataro, supported by B. Larson and unanimously approved.

PUBLIC HEARINGS

None

NEW BUSINESS

Case 2009-04: Request for Site Plan Review for the property located at 527 Young Avenue, by Danielle Viening, DDBP, LLC. L. Anguilm presented the staff report. The subject property is located in the Seaway Industrial Park and is the former Smith Packing site. This property was rezoned from I-1 to I-2 in April 2007, and the present land use is aggregate storage & concrete recycling. Property to the north is zoned I-2, and to the east, south, and west is I-1, Light Industrial. The Planning Commission also gave approval in April 2007 to “process, store, and recycle concrete and aggregate”. Site plan approval was given in March 2007, but the building has not yet been built. In addition, the site plan has some changes that would require it to come back before Planning Commission for approval, rather than allow staff to handle the request. Per the Zoning Ordinance, “Minor modifications to a site plan previously approved by the Planning Commission may be approved by the Zoning Administrator including, without limitations: a. Change in any building size, up to five percent in total floor area.” The previous floor area of the building was 5,340 sq. ft. The new proposed building contains 3,600 sq. ft, or a reduction of 1,740 sq. ft. In addition the following changes have been made to the site plan: a) the dumpster has been moved from the south side of the parking area to the north side, b) truck bays have been reduced from five to three, c) the paved drive off of Young Avenue has been lengthened, d) the area being fenced has increased to include area directly behind the building and the drive off Young Avenue, and e) additional aggregate piles are shown. The Planning Department staff would require that the I-1 information be removed from the site plan, and show only the I-2 information to avoid confusion on the zoning classification. The Engineering Department has

the following conditions of approval: a) the proposed drive off of Young (west of the building) requires a permit from Engineering if the curb cut does not exist, and b) the paving of Temple Street is permitted at this time and subject to being voided for future public improvements in that area if deemed necessary by the City. The Department of Public Works has the following comments: "Contact DPW regarding water and sewer service." The Fire Department has no outstanding issues with this site plan. Staff has received no other comments regarding this request and recommends approval of the site plan for a truck garage with associated concrete recycling and aggregate storage, subject to the conditions listed in the staff report.

L. Spataro discussed the Temple St. right-of-way and the applicant's fence that appeared to be very close to it. T. Michalski requested that staff forward the site plan to the County Drain Commissioner, since the Ruddiman Creek drain ran across a portion of the property. B. Larson asked D. Vining if she was familiar with the conditions of approval listed in the staff report. She said that she was.

A motion that the site plan for the truck garage with associated concrete recycling and aggregate storage, located at 527 Young Avenue for Danielle Vining, DDBP, LLC, be approved, based on the conditions that 1) all requirements addressed in item #6 of the staff report shall be provided as needed on a revised site plan prior to issuance of a building permit, and 2) all issues listed by the Engineering Department in #7 and DPW in #8 of the staff report must be addressed, was made by B. Larson, supported by B. Smith and unanimously approved.

OTHER

None

There being no further business, the meeting was adjourned at 4:15 p.m.

dml